



March 2025

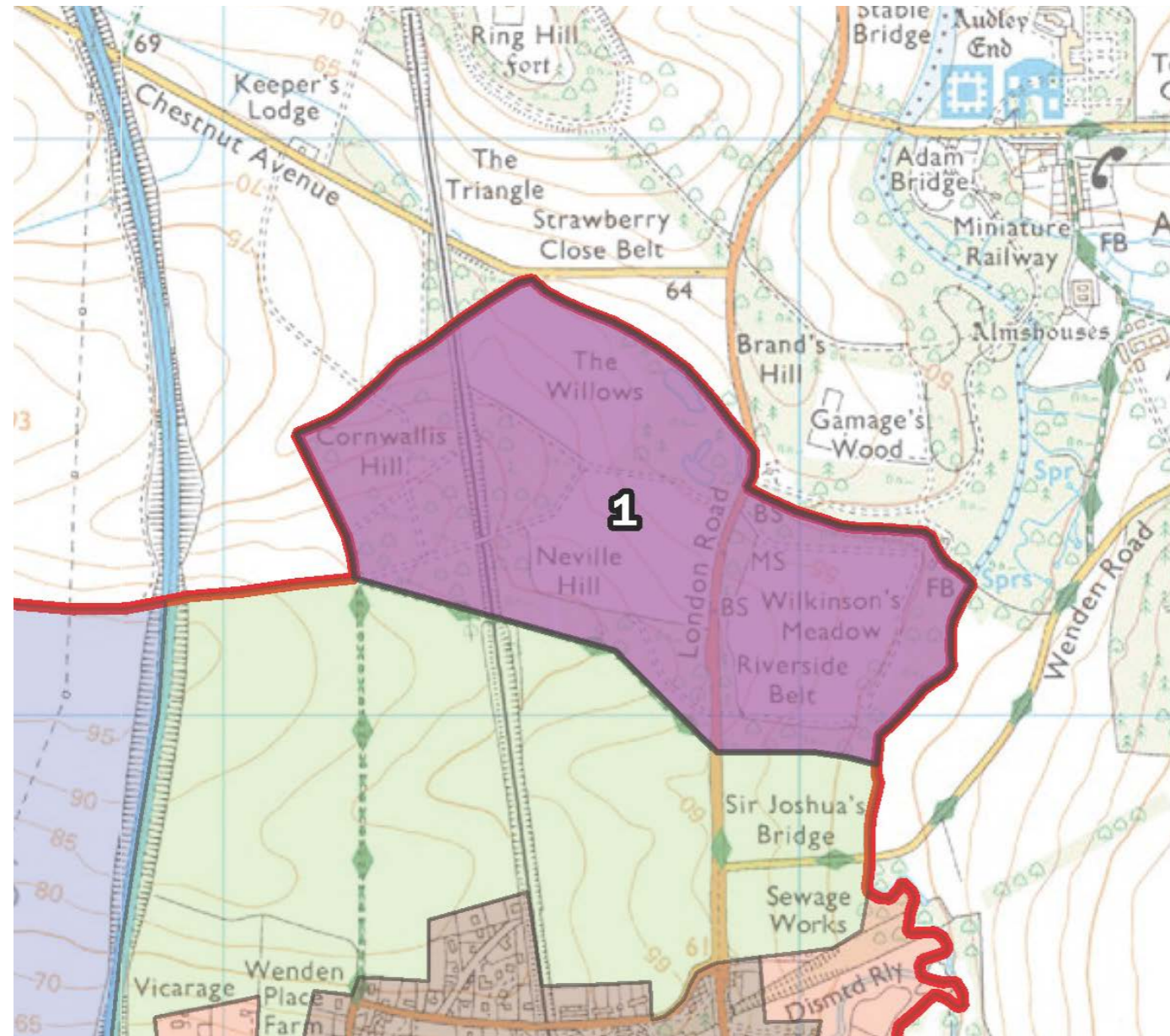
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LPLCA no. 1 - Wendens Ambo Wooded Slopes



Wilkinson's Plantaion (Important Woodland)

B1383 (London Rd)

Cornwallis Hill (Important Woodland)



Representative Photograph

Summary

The Wendens Ambo Wooded Slopes LPLCA is situated in the north eastern part of the parish and comprises woodland within Cornwallis Hill, Neville Hill, The Willows, Wilkinson's Meadows and Riverside Belt, much of this area is designated as Important Woodland within the Uttlesford District Local Plan (2005). Between the woodland blocks are areas of grassland. Although London Road and the railway line pass through this area it has limited influence on the woodland character, the tranquillity and condition of the area prevails and strong historic character is reflected through its relationship to Audley End. The Wendens Ambo Wooded Slopes is undeveloped and there is no public access.

Published Landscape Character Areas

- National Character Areas (NCA): 86 South Suffolk and North Essex Claylands
- Regional Landscape Character Type: Settled Chalk Valleys
- Essex County Landscape Character Assessment Type: C - Cam Valley | Area: C1 - Cam Valley
- Uttlesford District Landscape Character Assessment Type: A - River Valleys | Area: A1 - Cam River Valley

Public footpath Wendens Ambo 3 Cornwallis Hill (Important Woodland) B1383 (London Rd)

Wilkinson's Plantaion (Important Woodland)



Representative Photograph

Key Landscape Characteristics

- Important Woodland comprises woodland within Cornwallis Hill, Neville Hill, The Willows, Wilkinson’s Meadows and Riverside Belt.
- Weak relationship with existing urban fringe due to local topography and vegetation enclosure
- Small scale grassland fields with historic field patterns intact
- No public access
- Good landscape condition; high tranquillity, despite presence of London Road and the railway line
- Strong sense of place and historic character

Key Visual Characteristics

- Strong vegetation cover of woodland
- Limited visual relationship with the Wendens Ambo Village
- Mostly enclosed views
- Positive contribution to rural setting of Wendens Ambo Parish



Key Landscape Planning and Management Issues

- Maintain wooded character and woodland through appropriate management techniques.

Suggested Landscape Planning Guidelines

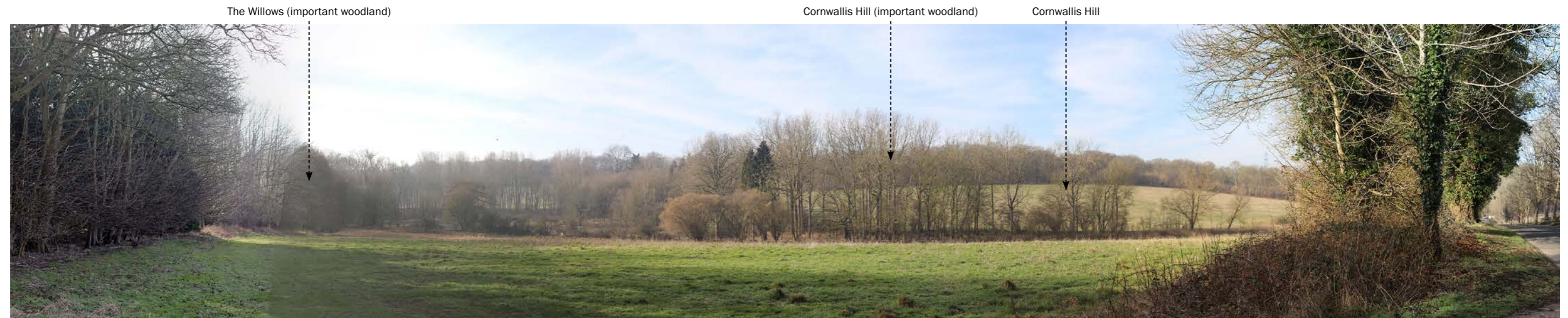
Development is inappropriate and would damage the character of the Wendens Ambo Wooded Slopes.

Suggested Land Management Guidelines

- Maintain wooded character

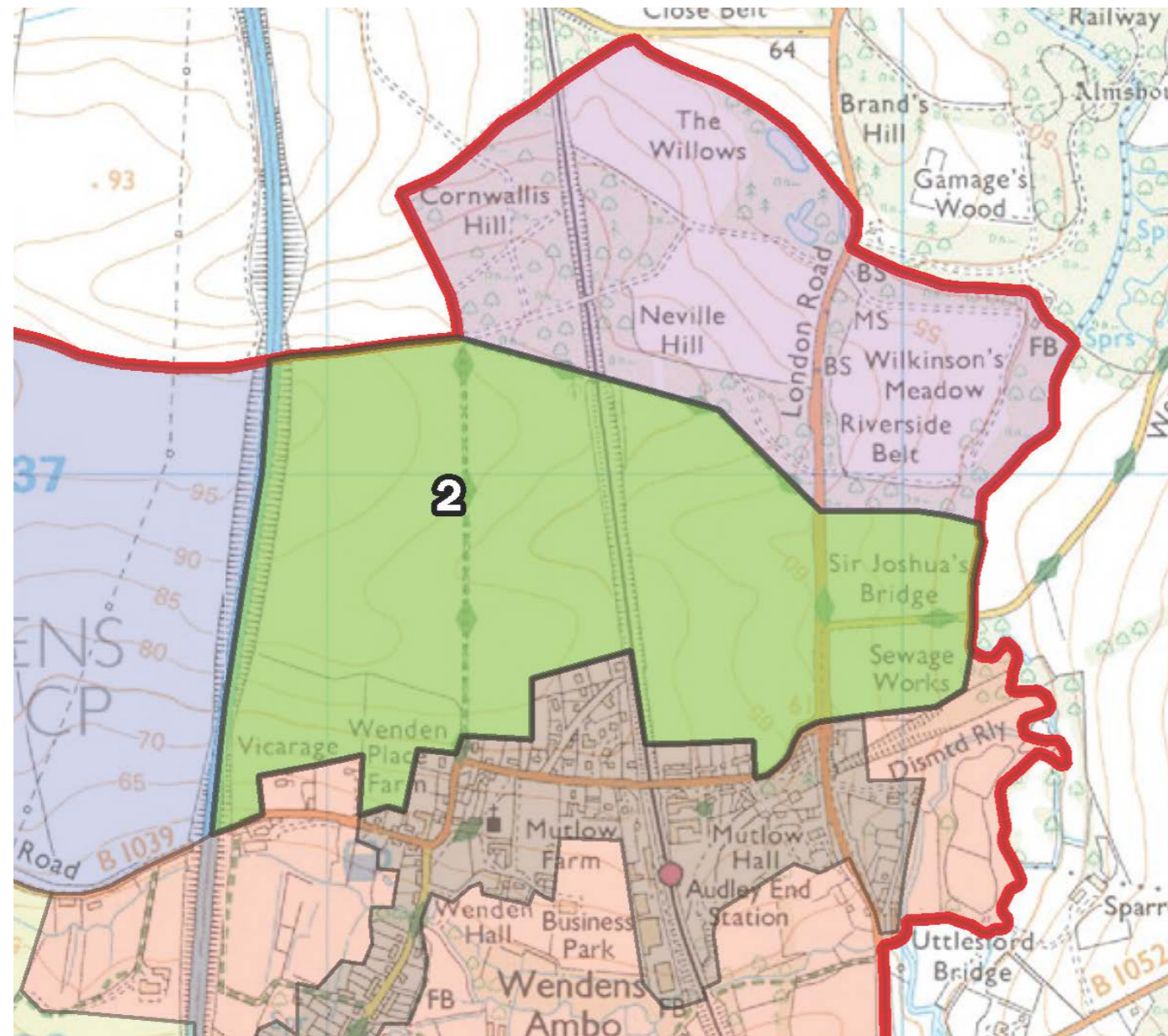


Representative Photograph



Representative Photograph

LPLCA no. 2 - Wendens Ambo Rolling Farmland



Summary

The Wendens Ambo Rolling Farmland LPLCA is situated in the eastern part of the Parish and comprises the area of agricultural land to the north of Wendens Ambo Village. This LPLCA stretches across London Road and includes the agricultural fields to the east of London Road. The area has a rolling topography that slopes in a general easterly direction. The Wendens Ambo Rolling Farmland comprises medium sized fields with strong vegetated boundaries. The railway line passes through the centre of the area within a cutting and is screened from view by the strong vegetation lining its route. Public footpath Wendens Ambo 5 passes through the open fields and forms part of the Accuro 50, Saffron Trail and West Anglian Way Long Distance walking routes. The settlement edge of Wendens Ambo is visible. Views from higher ground look across the Parish and to the wooded landscape beyond. In some views the built edge of Saffron Walden is visible.

Published Landscape Character Areas

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- Essex County Landscape Character Assessment Type: A – Chalk Upland Landscapes | Area A1: North West Essex Chalk Farmland and C - Cam Valley | Area: C1 – Cam Valley
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Residential properties along B1039 (Station Rd) Residential properties along Nats Lane High voltage pylons Railway line (behind vegetation)



Representative Photograph

B1383 (London Rd)



Representative Photograph

Key Landscape Characteristics

- Rolling farmland, generally sloping in an easterly direction
- Strong boundary features of native hedegrows with trees
- Some relationship with settlement edge of Wendens Ambo
- Public access along public footpaths Wendens Ambo 5 and 3
- Railway line passes through the area in a well vegetated cutting
- Good landscape condition; medium tranquillity, due to the audibility of the railway line and presence of London Road

Key Visual Characteristics

- Strong field boundaries comprising hedgerows and trees
- Some visual relationship with the northern edge Wendens Ambo Village
- Mostly panoramic views to the north east, east and south east of the Parish
- Positive contribution to rural setting of Wendens Ambo Parish

Key Landscape Planning and Management Issues

- Proximity to Wendens Ambo Conservation Area
- Consider visual impact on views from the rolling farmland

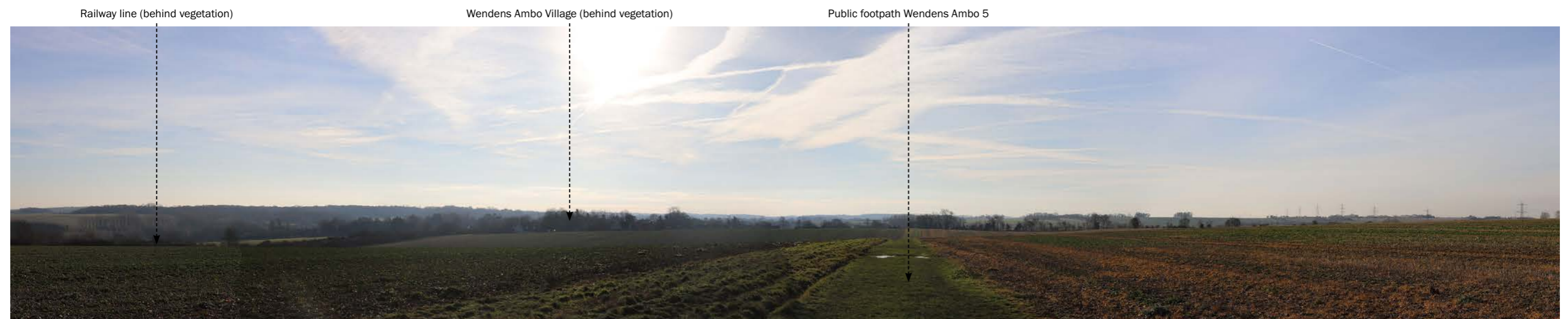
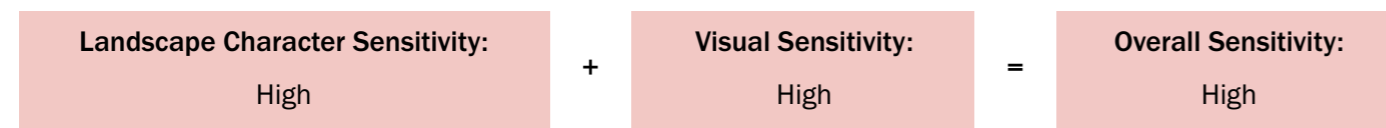
Suggested Landscape Planning Guidelines

Incremental development on the northern edge of the settlement would damage the compact character of the village and would extend development onto visually prominent slopes.

Development is inappropriate and would damage the character of the Wendens Ambo Rolling Farmland.

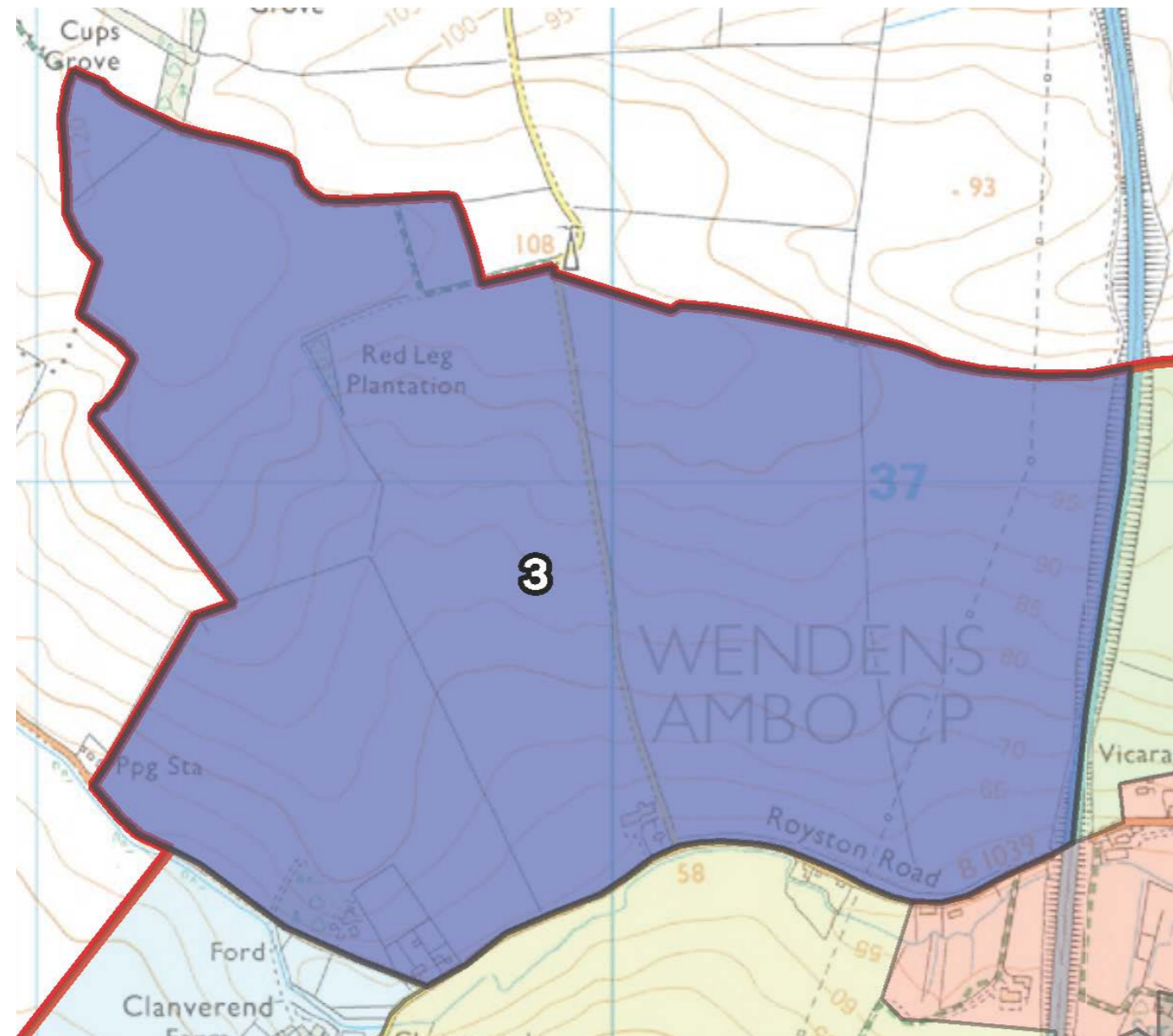
Suggested Land Management Guidelines

- Maintain rural character
- Conserve the existing hedgerow pattern and strengthen through appropriate planting where gaps occur



Representative Photograph

LPLCA no. 3 - Bromleys Sloping Farmland



Summary

The Bromleys Sloping Farmland LPLCA is situated in the north western part of the Parish and comprises the area of expansive agricultural land to the north west of Wendens Ambo Village, beyond the M11. The topography of the area slopes in a south easterly direction. Agricultural fields are large and in arable production. Built form within this LPLCA includes a small farm complex 'Bromleys' and a couple of residential properties at the Royston Road / Wenden Road junction. Public access within this LPLCA is limited to public footpaths Wendens Ambo 1 and 3 which the Accuro 50 Long Distance path utilises. National Cycle Network Route 11 passes through the area in a north to south direction along Chapel Green Lane. The settlement of Wendens Ambo is hidden in the majority of views within the LPLCA by local topography and the strong landscape framework within the Parish. The M11 and overhead lattice pylons are prominent features in of the wider landscape.

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- Uttlesford District Landscape Character Assessment Type: A - River Valleys | Area: A1 - Cam River Valley and C: Chalk Uplands | Area: C2 Arkesden Chalk Upland

M11 Farm on B1039 (Royson Rd) High voltage pylons



Representative Photograph

Mast



Representative Photograph

Key Landscape Characteristics

- Large agricultural fields in arable production
- Land generally slopes in a south easterly direction
- Strong boundary features of native hedgerows with trees
- No relationship with settlement edge of Wendens Ambo
- Built form only consists of a small farm complex and a handful for residential properties at the junction of Royston Road and Wenden Road
- Public access along public footpaths Wendens Ambo 1 and 3, Accuro 50 Long Distance path
- Good landscape condition; high tranquillity

Key Visual Characteristics

- Strong field boundaries comprising hedgerows and trees
- No visual relationship with the northern edge Wendens Ambo Village
- M11 and overhead lattice pylons to the west of M11 prominent in views of the wider landscape
- Mostly panoramic views across the Parish from the north
- Positive contribution to rural setting of Wendens Ambo Parish



Key Landscape Planning and Management Issues

- Consider visual impact on views from the sloping farmland

Suggested Landscape Planning Guidelines

Development is inappropriate and would damage the character of the Wendens Ambo Rolling Farmland.

Suggested Land Management Guidelines

- Maintain rural character
- Conserve the existing hedgerow pattern and strengthen through appropriate planting where gaps occur

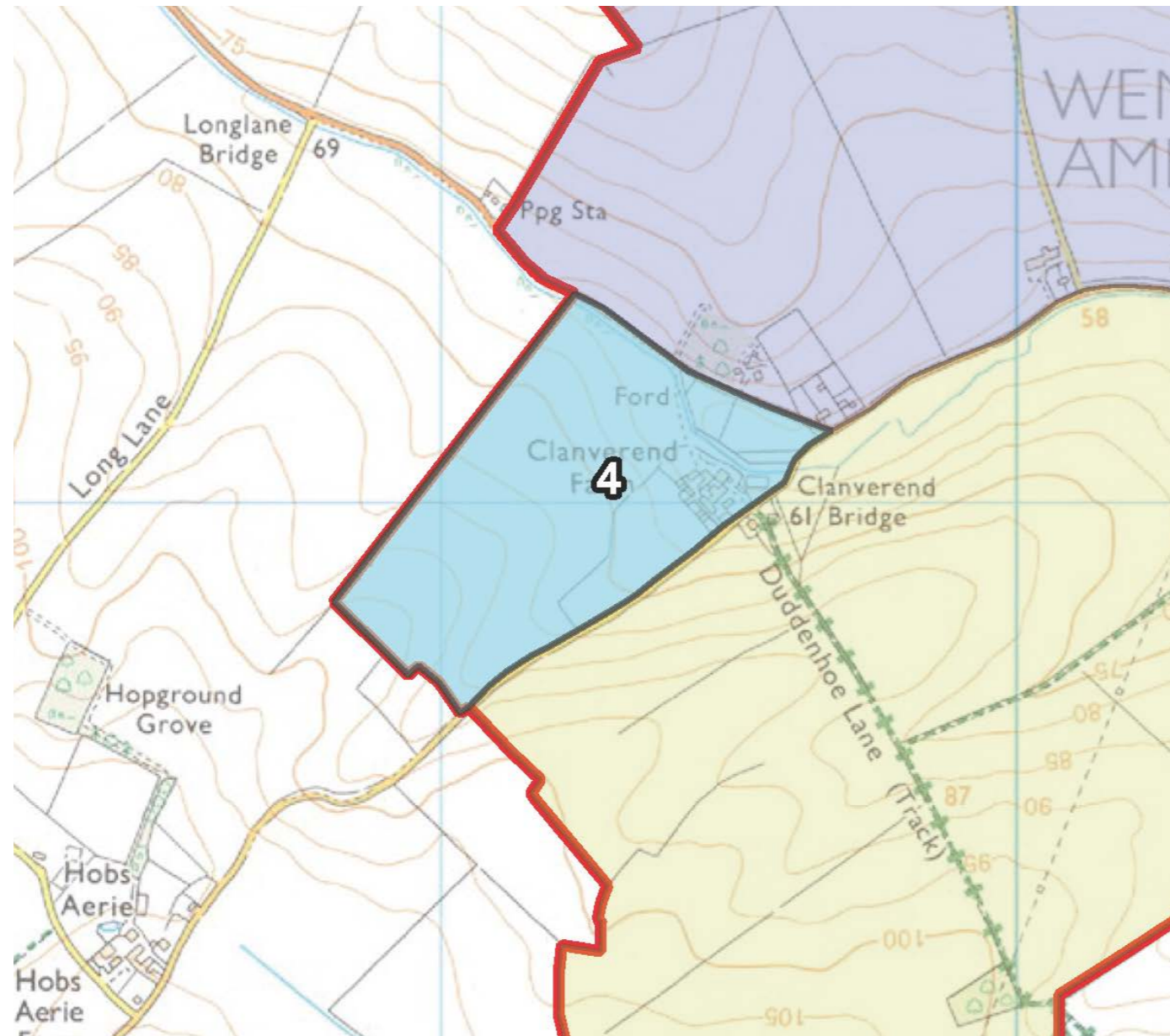


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LPLCA no. 4 - Clanverend Sloping Farmland



Summary

The Clanverend Sloping Farmland LPLCA is situated in the western part of the Parish and comprises a small area of agricultural land and the Clanverend Farm complex. The topography of the area slopes in a north easterly direction. Agricultural fields are small to medium sized and in arable production. The River Cam tributary flows through the northern part of the LPLCA. There is no public access within this LPLCA. The village of Wendens Ambo is hidden in the majority of views within the LPLCA by local topography and the strong landscape framework within the Parish. The overhead lattice pylons are prominent features in of the wider landscape.

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Claverend Farm Complex

Claverend Farm Complex

LPLCA 5

Claverend Farm Complex



Representative Photograph



Representative Photograph



Representative Photograph

Key Landscape Characteristics

- Small to medium sized agricultural fields
- Land generally slopes in a north easterly direction
- Strong boundary features of native hedgerows with trees
- No relationship with settlement edge of Wendens Ambo
- Built form only consists of the Clanverend Farm complex
- No public access
- Good landscape condition; high tranquillity

Key Visual Characteristics

- Strong field boundaries comprising hedgerows and trees
- No visual relationship with the northern edge Wendens Ambo Village
- Overhead lattice pylons to the west of M11 prominent in views of the wider landscape
- Enclosed views, limited opportunities for panoramic views of the Parish
- Positive contribution to rural setting of Wendens Ambo Parish

Key Landscape Planning and Management Issues

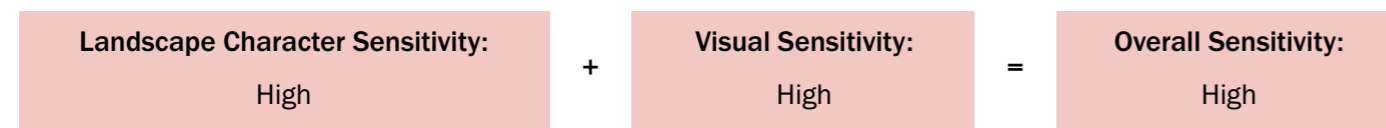
- Consider visual impact on views from the sloping farmland from the expansion of farm complex

Suggested Landscape Planning Guidelines

New development is inappropriate and would damage the character of the Clanverend Sloping Farmland.

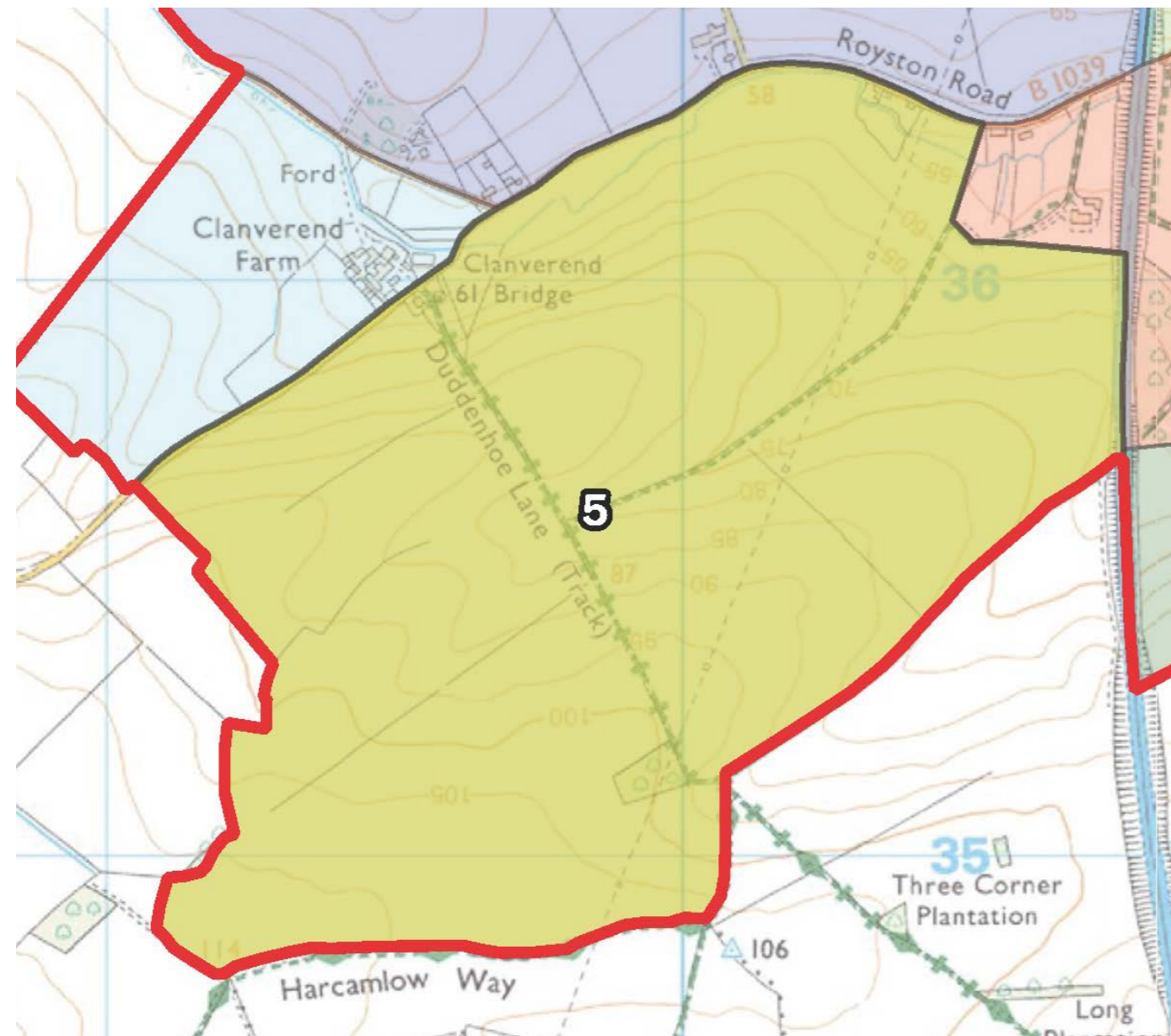
Suggested Land Management Guidelines

- Maintain rural character
- Conserve the existing hedgerow pattern and strengthen through appropriate planting where gaps occur



Representative Photograph

LPLCA no. 5 - West Wenden Undulating Farmland



Farm on B1039 (Royston Rd) High voltage pylons M11 Wendens Ambo Village



Representative Photograph

Summary

The West Wenden Undulating Farmland LPLCA is situated in the south western part of the Parish and comprises a large area of expansive agricultural land in arable production. The topography of the area is highly undulating generally falling in a north westerly direction. Fields are generally bound by hedgerows and trees. Overtime there has been a loss of field boundary vegetation resulting in the large field sizes. Built form within this LPLCA is limited and confined to a handful of residential properties on Royston Road and a couple of properties on Wenden Road close to Clanverend Farm. There is good public access across the LPLCA, public footpath Wendens Ambo 7 passes across the LPLCA in a south westerly to north easterly direction within a valley form and byway Wendens Ambo 10 passes along an old track (Duddenhoe Lane) in a south easterly to north westerly direction. The Harcamlow Way also passes along the southern edge of the LPLCA and the study area, although it is set behind a hedgerow. The village of Wendens Ambo is seen nestled in the valley bottom amongst the strong landscape framework. The M11 features in a number of views within the LPLCA along with the overhead lattice pylons that are prominent.

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- Uttlesford District Landscape Character Assessment Type: A - River Valleys | Area: A1 - Cam River Valley and C: Chalk Uplands | Area: C2 Arkesden Chalk Upland

Public footpath Wendens Ambo 10



Representative Photograph

Key Landscape Characteristics

- Large scale agricultural fields, old field boundaries have been lost
- Land undulates, generally falling in a north easterly direction
- Strong boundary features of native hedgerows with trees
- No physical relationship with settlement edge of Wendens Ambo
- Built form only consists of a handful of properties close to Clanverend Farm and on Royston Road
- Good public access, including the Harcamlow way on the southern edge of the study area
- Good landscape condition; high tranquillity, despite the presence of overhead lattice pylons

Key Visual Characteristics

- Strong field boundaries comprising hedgerows and trees
- Some visual relationship with Wendens Ambo Village appearing nestled within a strong landscape framework
- Overhead lattice pylons to the west of M11 prominent in views
- Panoramic views of the LPLCA, Parish and the wider landscape
- Positive contribution to rural setting of Wendens Ambo Parish

Key Landscape Planning and Management Issues

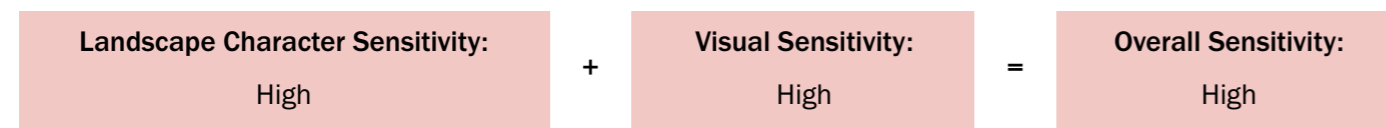
- Consider visual impact of additional utilities and infrastructure on panoramic views from undulating farmland

Suggested Landscape Planning Guidelines

Development is inappropriate and would damage the character of the West Wenden Undulating Farmland.

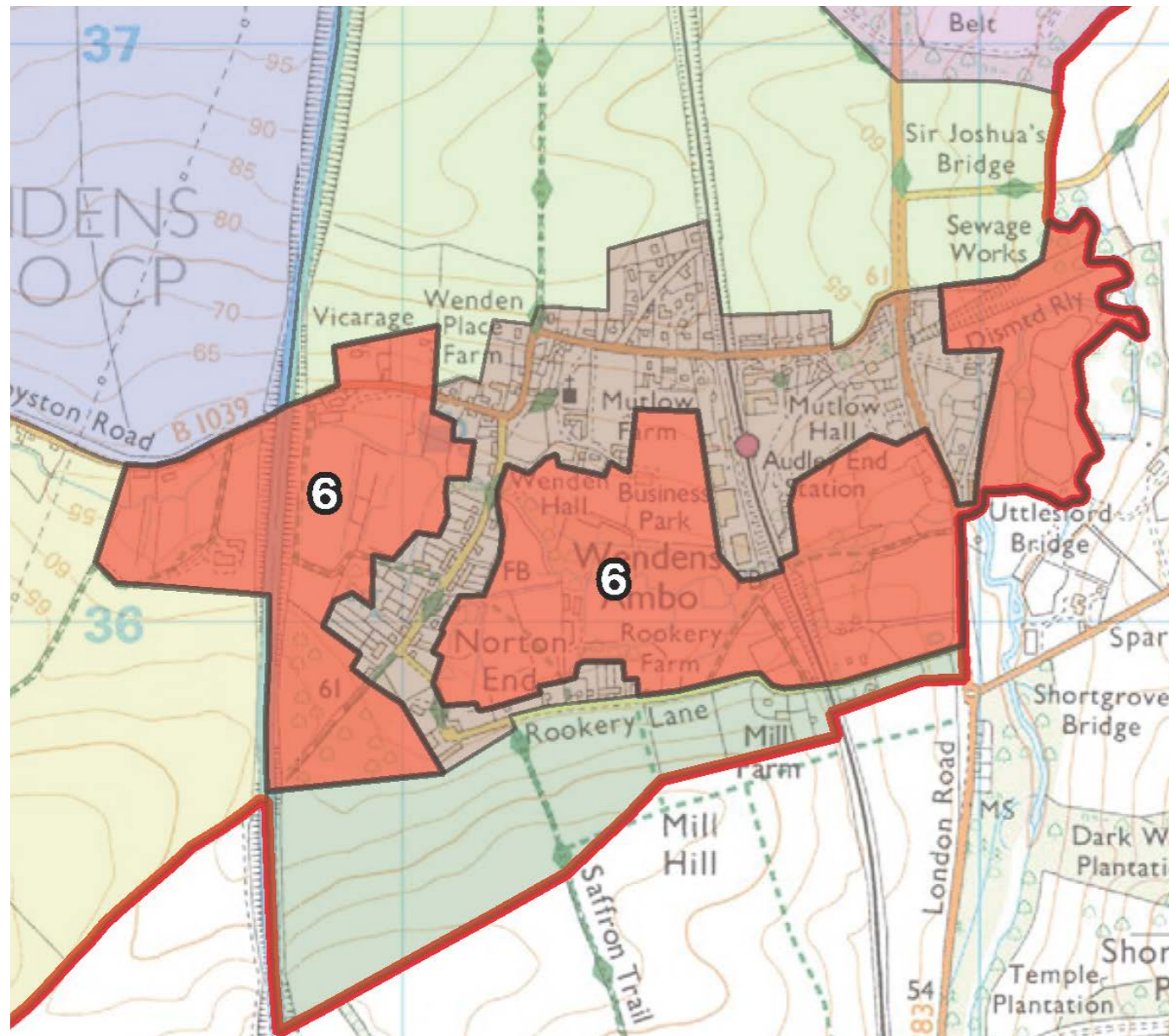
Suggested Land Management Guidelines

- Maintain rural character
- Conserve the existing hedgerow pattern and strengthen through appropriate planting where gaps occur
- Opportunities to reinstate and reinforce historic field boundaries and prevent further fragmentation of field patterns.



Representative Photograph

LPLCA no. 6 - Wenden Floodplain and Pasture



Summary

The Wenden Floodplain and Pasture LPLCA is situated in the centre of the Parish and comprises areas of small scale fields and flood plain pastures dispersed throughout the settlement. The majority of this LPLCA is located at the base of the valley with some areas of rising ground in the southern part of this LPLCA. The nature of views within this LPLCA are more intimate in nature due to the enclosure provided by the network of trees and structural vegetation and the proximity to built form within the village. At the southern edge of this LPLCA is a small area of relatively young woodland and community space. There is some built form scattered throughout this LPLCA. There is good public access to the area connecting to public rights of way within the wider landscape of the Parish. The M11, London Road and the railway line audible features in the area, although these are not readily visible. A large proportion of this LPLCA is identified as being within Flood zones 2 and 3 as identified by the Environment Agency, the flood zones typically cover small scale fields and paddocks.

Published Landscape Character Areas

- National Character Areas (NCA): 86 South Suffolk and North Essex Claylands
- Regional Landscape Character Type: Settled Chalk Valleys
- Essex County Landscape Character Assessment Type: C - Cam Valley | Area: C1 - Cam Valley
- Uttlesford District Landscape Character Assessment Type: C - Chalk Uplands | Area: C2 Arkesden Chalk Upland



Representative Photograph



Representative Photograph

Key Landscape Characteristics

- Small scale fields generally in pastoral use and floodplain pasture
- Land rises to the south, although the majority of the LPLCA is situated at the base of the valley
- Strong boundary features of native hedgerows with trees
- Strong physical relationship with settlement edge of Wendens Ambo
- Scattered built form throughout the LPLCA
- Good public access and connections to the wider rights of way network within the rural countryside
- Moderate landscape condition

Key Visual Characteristics

- Strong field boundaries comprising hedgerows and trees, a number of field parcels have been subdivided by equestrian tape
- Strong visual relationship with Wendens Ambo Village due to its proximity
- Surrounding residential properties overlook the LPLCA
- Limited panoramic views of the LPLCA, village and Parish
- Provides some contribution to rural setting of Wendens Ambo Parish

Key Landscape Planning and Management Issues

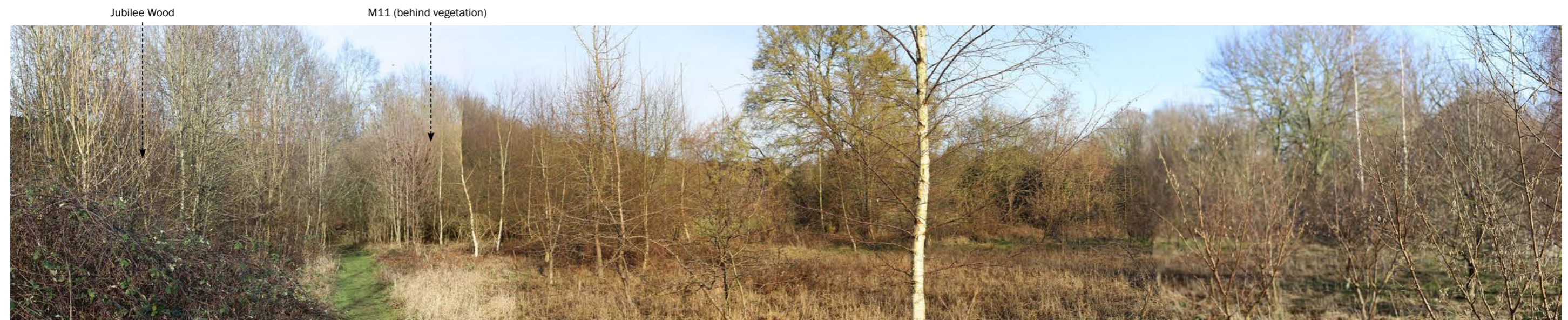
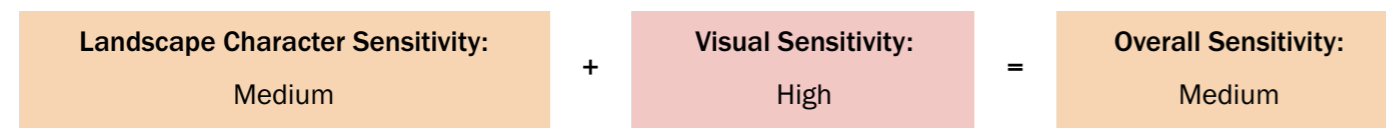
- Pressure for development and change of use from pastoral paddocks to residential / commercial developments

Suggested Landscape Planning Guidelines

- Conversion of equestrian paddocks to development should be avoided
- Some small-scale development may be suitable surrounding existing built form. However, countryside planning policies should apply and development should reflect the local low-density characteristics.

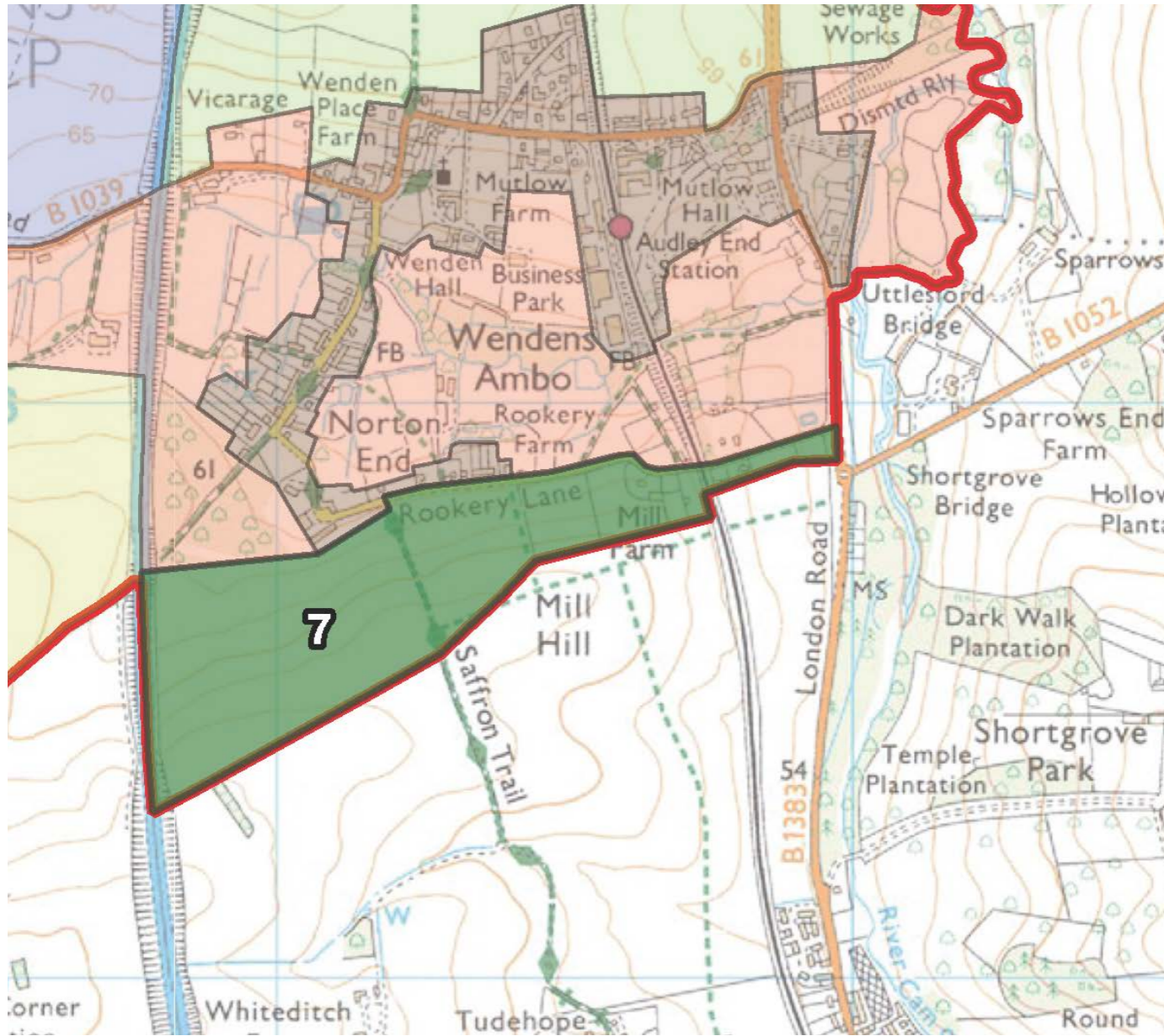
Suggested Land Management Guidelines

- Maintain rural character
- Opportunities to reinstate and reinforce historic field boundaries and prevent further fragmentation of field patterns.



Representative Photograph

LPLCA no. 7 - Rookery Sloping Farmland



Representative Photograph

Summary

The Rookery Sloping LPLCA is situated on the southern edge of the Parish. The area comprises a small parcel of steeply sloping land to the south of the Village. Built form within the LPLCA is contained to the eastern edge of character area and comprises the old complex of Mill Farm. Panoramic views of Wendens Ambo Village settled within the strong landscape framework are possible from the elevated ground on the southern edge of the Parish. Public access to the area is afforded from a couple of public rights of way crossing the Parish in a north / south direction include public footpath Wendens Ambo 17 and bridleway Wendens Ambo 16 connected by an east to west public footpath Wendens Ambo 18. The Saffron Trail utilises bridleway Wendens Ambo 17 as it passes through the character area. The M11 and overhead lattice pylons are visible in the wider panoramic view afforded from the elevated ground.

Published Landscape Character Areas

- National Character Areas (NCA): 86 South Suffolk and North Essex Claylands
- Regional Landscape Character Type: Settled Chalk Valleys
- Essex County Landscape Character Assessment Type: C - Cam Valley | Area: C1 – Cam Valley
- Uttlesford District Landscape Character Assessment Type: C – Chalk Uplands | Area: C2 Arkesden Chalk Upland



Representative Photograph

Key Landscape Characteristics

- Medium scale agricultural fields
- Land rises steeply to the south
- Strong boundary features of native hedgerows with trees
- Strong physical relationship with settlement edge of Wendens Ambo
- Built form contained within the eastern part of the LPLCA
- Good public access including Saffron Trail
- Good landscape condition

Key Visual Characteristics

- Strong field boundaries comprising hedgerows and trees
- Strong visual relationship with Wendens Ambo Village due to its proximity
- Some panoramic views of the LPLCA, village and Parish
- Provides good contribution to rural setting of Wendens Ambo Parish



Key Landscape Planning and Management Issues

- Consider visual impact and setting of Wendens Ambo Village
- Pressure for development form the expansion of Newport Village

Suggested Landscape Planning Guidelines

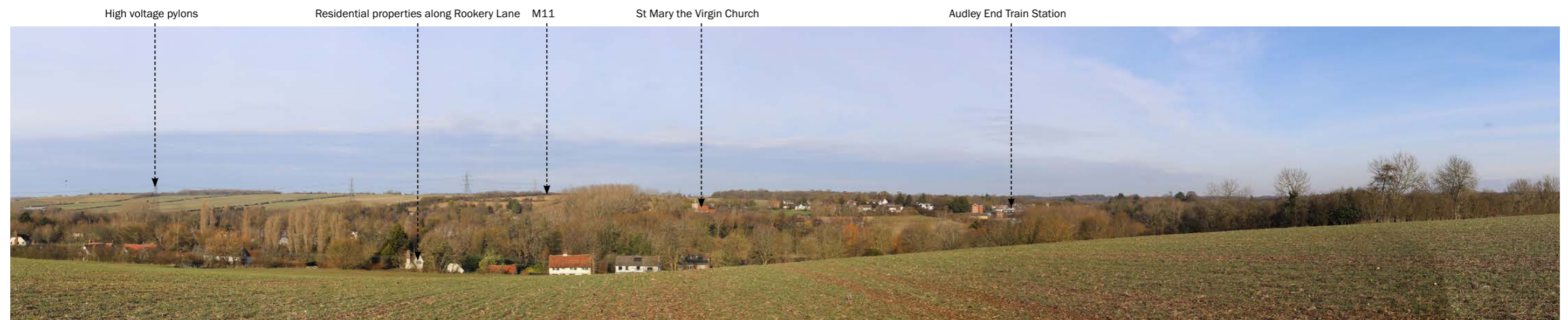
Development is inappropriate and would damage the character of Rookery Sloping Farmland and would be seen as merging Wendens Ambo with Newport Village.

Suggested Land Management Guidelines

- Maintain rural character to protect the setting of Wendens Ambo village from future expansion of Newport village.

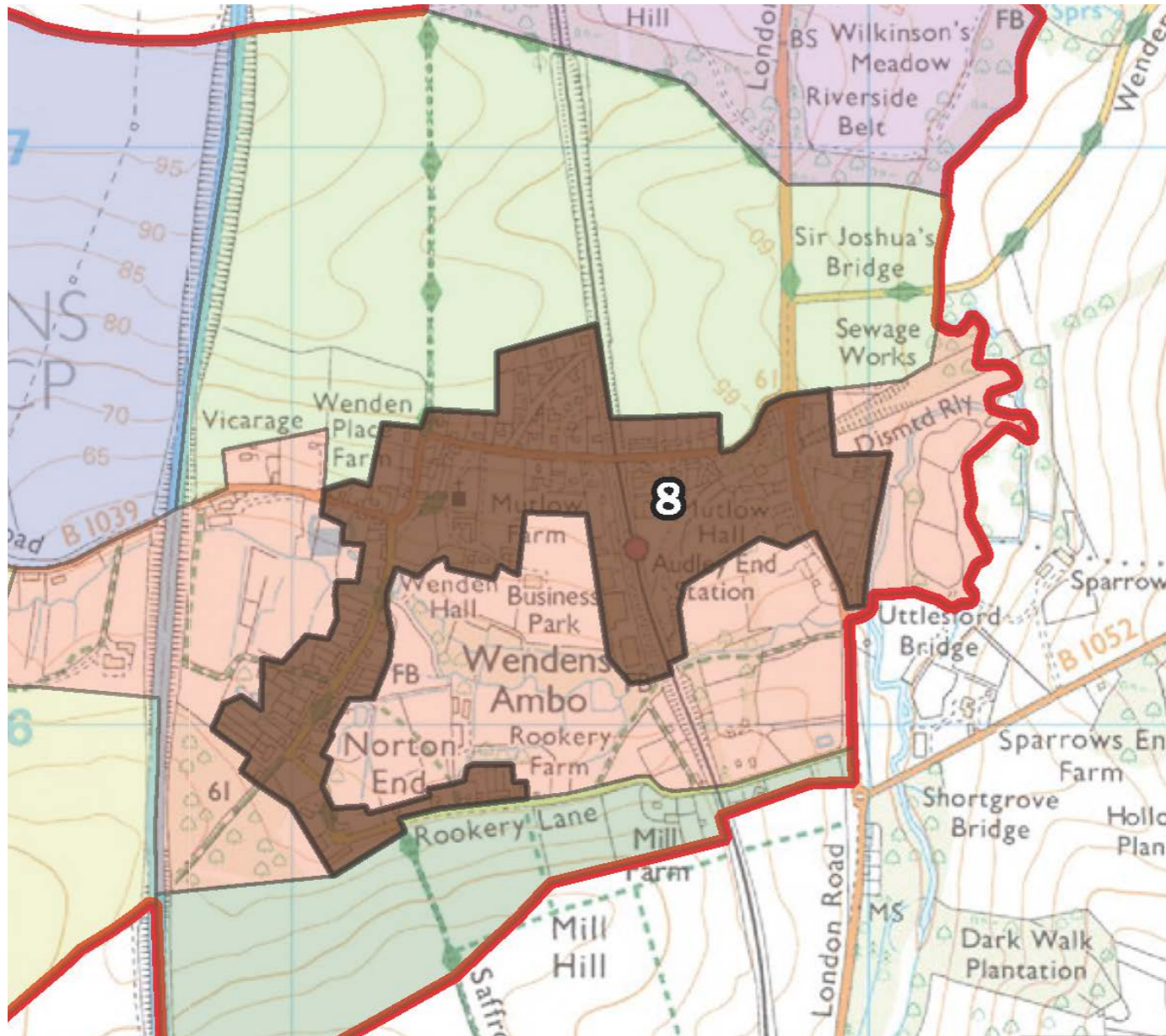


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LPLCA no. 8 - Wendens Ambo Village

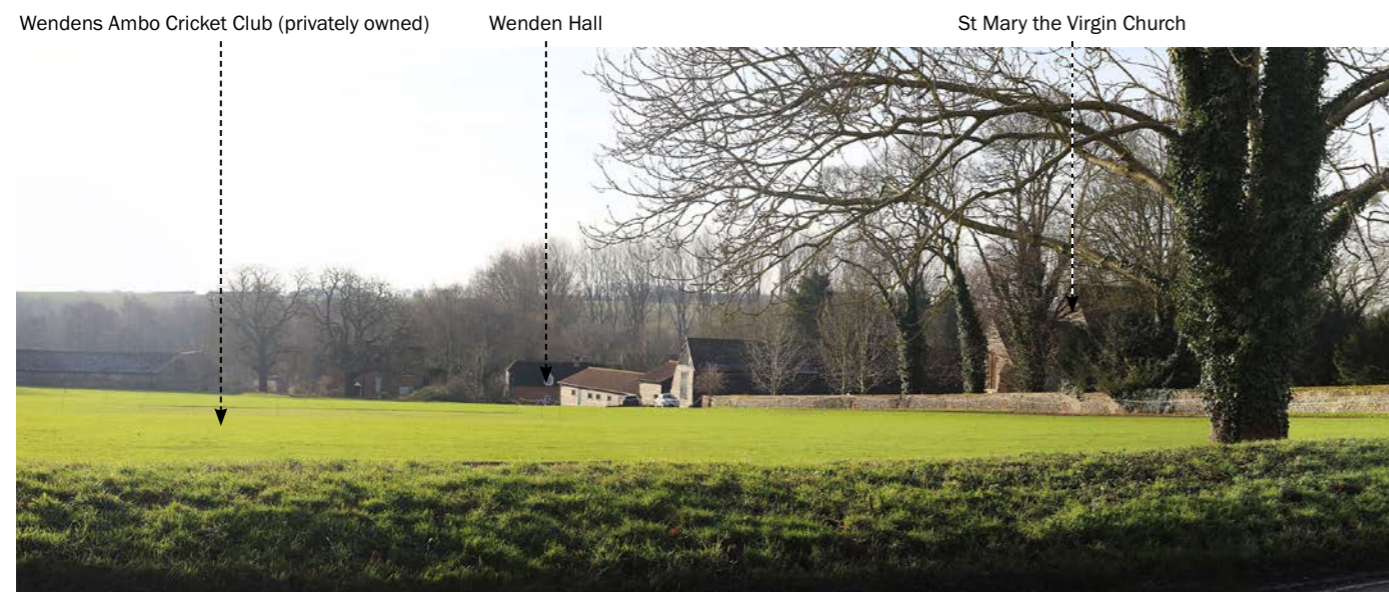


Summary

The Wendens Ambo Village LPLCA is a quaint village in the Uttlesford countryside the majority of the village is focused along three main streets, Royston Road, and the smaller intimate lanes of Duck Street and Rookery Lane. The village. The Wendens Ambo Conservation Area is located at the core of the village and contains the Grade I Listed St Marys the Virgin, there are a number of other listed buildings located within the Conservation Area. Over time there has been limited new development throughout the village, resulting in the character of Wendens Ambo remaining intact. Rookery Lane comprises a mix of detached and semi detached properties. Duck Street is eclectic and unique in character with a range of architectural styles. Properties within the village are dispersed by areas of well-kept green space, including Audley Wenden Cricket Club and the Recreation Ground. Audley End Railway Station is situated in the east of the village with a large car park surrounded by tree planting and business park. The Wendens Ambo Village LPLCA extends to the east of the London Road and comprise a small commercial area, additional station parking and a handful of residential properties along a side street off London Road. The setting of the village at the valley bottom limits views out of the village to the wider countryside. Built form within the settlement is separated by a strong landscape framework of large trees allowing the village to appear nestled within the vegetation. It is important to note that this character area does not define the village boundaries.

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Wendens Ambo Cricket Club (privately owned)

Wenden Hall

St Mary the Virgin Church

Representative Photograph



Residential properties along Church Path

Representative Photograph

Key Landscape Characteristics

- Intimate setting of residential properties along three main streets, Royston Road, Duck Street and Rookery Lane
- A range of architectural styles
- Wendens Ambo Conservation Area and Grade I Listed St Mary the Virgin Church
- Good landscape condition
- Strong landscape framework of mature trees and vegetation

Key Visual Characteristics

- St Mary the Virgin Church
- Privately owned land used by the Audley Wenden Cricket Club
- Limited views out to the wider countryside due to the surrounding topography and landscape framework
- The Village Hall
- The Croat –between Royston Road and Church Path
- Open green space at the junction of Duck Street and Rookery Lane
- Audley End Railway Station (Station building and mature vegetation enclosing the car park)



Key Landscape Planning and Management Issues

- Potential pressure to expand development on village edges, contradicting to settlement pattern.
- Potential pressures to develop within garden curtilage i.e. outbuildings
- Station Car Park expansion

Suggested Landscape Planning Guidelines

- Maintain and protect pockets of green spaces
- Development of built form is inappropriate within garden bounds

Suggested Land Management Guidelines

- Maintain rural character of Wendens Ambo village, its settlement pattern and verdant character.



Representative Photograph



Representative Photograph



View across Wendens Ambo Cricket Club (privately owned)